



**“Countryside Views, A Location
& Proportions To Impress”**



High Street
Harrington
NN6 9NU



“Countryside Views, A Location & Proportions To Impress”

Situated within the picturesque village of Harrington, on a generous plot with open fields as your neighbour, this four bedroom detached bungalow offers an opportunity not to be missed, boasting generous proportions with a flexible layout and the potential to modernise further!





Property Highlights

The highly sought after, rural village of Harrington is known for its stunning countryside walks and views, award winning Tollemache Arms Pub, popular Warner Edwards Gin Distillery and St Peters & St Pauls Church. The village is within a short commutable distance to Market Harborough, Kettering & Northampton towns with train stations to London, and the A14 is also nearby providing links to the M1 & M6.

Offered for sale with no upward chain!

Entrance to the property is gained through a part glazed front door into an entrance porch with a further door to the main entrance hall.

The generous sized and welcoming entrance hall features a storage cupboard, an airing cupboard, access to a guest WC and a loft hatch to a partially-boarded attic.

Beautifully appointed living room boasting dual aspect windows with French patio doors leading out to the garden. The room is complete with well-kept decor and an electric fireplace.



Property Highlights

The kitchen benefits from a generous window overlooking the rear garden and has access to the dining room and a separate utility room. The kitchen comprises an array of shaker style eye and base level units, a roll-top work-surface with a matching up stand, a Franke stainless steel sink with a mixer tap and draining board, ceramic wall tiling, a traditional serving hatch to the dining room, a double oven, and space for a fridge/freezer and a slimline dishwasher.

The dining room has been extended, creating a desirable space to entertain with ample dining space and dual aspect windows overlooking the rear garden.

The utility room provides space for a washing machine and a tumble dryer, further appliance space and comprises a Belfast style sink, a modern Worcester oil boiler installed in February 2025 and a door out to the garden.

Four well-proportioned bedrooms, all positioned to the front elevation boasting a west facing aspect, with three bedrooms being double in size and one further bedroom offering a generous single room.

The main bedroom also features ample fitted wardrobes and a pedestal wash hand basin.



Property Highlights

The fourth bedroom could easily be used as a second reception room providing ample space for further living and dining, boasting a generous front facing window, a further window to the side elevation, a neutral decor, and an integral door into the garage.

Guest WC comprising tile effect flooring, a wall-hung wash hand basin with tiled splashbacks and a low-level WC.

Modern shower room complete with attractive floor to ceiling wall tiling, a tall chromed heated towel rail, a window overlooking the garden and a white three-piece suite to include a walk in-shower, a wash hand basin with a built-in vanity unit beneath and a low-level WC.

Oversized single garage with an electric up and over door, providing power supply, lighting, a rear window and personnel doors leading directly into the second reception room and the garden.





Outside

Occupying a desirable elevated position, the property is neatly set back from the road, boasting a large driveway with off road parking for up to four cars, and access to the garage. The part walled front garden features a well-kept lawn, mature hedgerow, a covered gravelled seating area and pathways each side of the house leading to the rear garden.

The delightful rear garden offers a true gardeners paradise, boasting a generous size with countryside views as your neighbour and providing a good degree of privacy. Directly adjoining the property is a paved patio area ideal for entertaining, and steps lead to the remainder of the garden which is mainly laid to lawn, stocking a host of mature plantings and hedgerow. The garden also benefits from a summer house, a gravelled area with two timber sheds, water butts, a door to the garage and side gates either side of the house leading to the front driveway.





Measurements

Living Room

4.44m x 3.58m (14'7" x 11'9")

Dining Room

4.47m x 2.74m (14'8" x 9'0")

Kitchen

3.18m x 3m (10'5" x 9'10")

Utility Room

3.05m x 2.49m (10'0" x 8'2")

Shower Room

3m x 2.03m (9'10" x 6'8")

Main Bedroom

4.44m x 3.58m (14'7" x 11'9")max

Bedroom Two

4.04m x 2.62m (13'3" x 8'7")

Bedroom Three

4.04m x 2.29m (13'3" x 7'6")

Bedroom Four/ Second Reception Room

6.6m x 3.58m (21'8" x 11'9")max

Garage - 5.46m x 4.65m (17'11" x 15'3")max

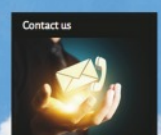
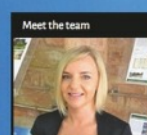


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